

Report of the Head of Planning, Sport and Green Spaces

Address LAND FORMING PART OF 28, AND 28 WEST WALK HAYES

Development: Two storey, 2-bed, attached dwelling with associated parking and amenity space and part two storey, part single storey rear extension to existing dwelling and installation of crossover to front

LBH Ref Nos: 71945/APP/2017/3032

Drawing Nos: 16/45/01 Rev. E
Location Plan (1:1250)
16/45/02 Rev. F

Date Plans Received: 17/08/2017 **Date(s) of Amendment(s):** 17/08/2017

Date Application Valid: 04/09/2017

1. SUMMARY

The application seeks planning permission for the construction of a new 2-bedroom house as an extension to the existing end terrace dwelling with associated crossovers, parking and amenity space. It is considered that the proposal fails to address relevant national and council's policies alongside the HDAS (SPG) and would result in a cramped form of development by reason of the siting on this open prominent position which would result in the closing of an important gap characteristic to the area and would be visually at odds with the predominant character, appearance and scale of buildings within the surrounding street scene. The proposal also fail to make sufficient parking provision to meet Council standards.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal, by reason of its siting, size, scale, bulk and design, would result in a cramped form of development which would fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the visual amenities of the street scene and the character and appearance of the surrounding East & West Walk, Botwell Area of Special Local Character. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.4 of the London Plan (2016) and the Council's adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

2 NON2 Non Standard reason for refusal

The proposal has not demonstrated that sufficient off street parking/manoeuvring/access arrangements would be provided, and therefore the development is considered to result in substandard car parking provision, leading to on-street parking/queuing to the detriment of public and highway safety and contrary to policy AM14 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), to Hillingdon's Adopted Parking Standards as set out in the Hillingdon Local Plan: Part Two - Unitary Development

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

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

2 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.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.4	(2015) Optimising housing potential

LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

4

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. The Council's supports pre-application discussions.

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

3. CONSIDERATIONS

3.1 Site and Locality

The application property sits on the North-Eastern side of West Walk at the South-Eastern end of a two storey terrace of four dwellings. It lies within a cul-de sac which is home to similar houses arranged in pairs and fours. A noticeable element of the street scene is the general uniformity of the dwellings and the 'catslide' roof feature which runs along the flank elevations of the overwhelming majority of semi-detached and end of terrace properties within West Walk.

The proposal property is largely unaltered with a flank wall door and white render external facings. The dwelling has a flat rear garden and the front garden mainly covered with grass with a hard-surfaced area for parking 1 car to the front, surrounded by a mature hedge which is another typical feature of the area.

The application property adjoins 27 West Walk to the North West, which is not altered. To the South East of the application property are the rear gardens of a pair of semi-detached properties (Nos 9 and 11) fronting Crossway, positioned on the dominant corner plot at the junction of West Walk with Crossway.

The street scene is residential in character and appearance comprising two storey semi-detached and terraced houses. The application site lies within the East and West Walk Area of Special Local Character (ASLC) as identified in the the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The application seeks planning permission for the erection of a two storey, 2-bed, attached dwelling with associated parking and amenity space and part two storey, part single storey rear extension to existing dwelling and installation of crossover to front.

3.3 Relevant Planning History

Comment on Relevant Planning History

None.

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

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE5 New development within areas of special local character

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

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

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

LPP 3.4 (2015) Optimising housing potential

LPP 3.5 (2016) Quality and design of housing developments

LPP 7.4 (2016) Local character

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, along with the Hayes Garden Village Residents Association, Hayes Conservation Area Advisory Panel were consulted by letter dated 08/08/2017 and re-consulted.

By the close of the consultation period on 14/12/2017, one objection received summarised as follow

1. With the number of changes made to properties in this area, I think one more house will not change the landscape very much.

2. Object to number of beds in sheds in the area.

Officer Comment: With regard to point 2, this is not relevant to this application and no details of the location of these have been provided.

Hayes Conservation Area Advisory Panel:

The revised plans address one major issue we had identified in our earlier comments as the catslide roof is now retained, and by mirroring the layout of the proposed new house a harmonious street frontage has been produced. We note there is now provision for refuse bins on both properties.

It could be argued that as what is proposed is an extra house, rather than an extension, the lack of inset from the building line and continuation of the ridge line are acceptable. However the revised plans do nothing to address our concerns about the first floor rear extension and the oppressive and overbearing side elevation. The proposal to extend the dropped kerb will reduce the available on-street parking, which is already at a premium.

Internal Consultees

Conservation And Urban Design Officer

BACKGROUND: This site forms part of an inter-war housing estate which is characterised by groups of 1920s/1930s terraces of four and semi-detached two storey houses, designed in a formal, cruciform layout, and designated the East and West Walk Area of Special Local Character (ASLC). The ASLC forms part of an original planned estate between Birchway and Hunters Grove, once known as Hayes Garden Village, and designed as social housing for railway workers.

East and West Walk has a spacious character with a regular rhythm of two storey houses, the gaps between the buildings adding to its very distinctive appearance.

The houses are of similar design and materials, with pantiled hipped roofs, small cat-slide roofs over the flank walls, side entrances and central stacks. Most of the frontages have retained mature hedges. There is a distinct symmetry, in terms of the architectural style and layout.

No. 28 is the end property in a terrace of four. It is largely unaltered with a flank wall door and catslide on the gable. No.25, at the other end of the terrace was extended with a two storey side extension some time ago in 2005. This is an unattractive extension, although it was permitted in the context of an existing single storey side extension, and its position adjacent to another terrace.

The proposal at No. 28 would involve building another unit to the terrace, which would be narrower and thus poorly proportioned, closing the gap at the end of the terrace, and destroying the rhythm and layout of the terrace and thus the pattern of the area as a whole, necessitate the relocation of the flank wall door to the front and necessitate the removal of the whole of the large front hedge and the

paving over of almost all of the front garden for parking. Terraces of five are not part of the make-up of this area and the lack of chimney, side entrance and gap between house and boundary would accentuate this. The existing house and the new house would have a two storey rear extension, the design of which would be quite at odds with the character of the house.

This proposal is unacceptable in principle as it would have a very detrimental effect on the character and appearance of the Area of Special Local Character and constitute a very damaging precedent. Other applications for new houses which would have damaged the formal layout and character of the ASLC have been refused in the past and dismissed on appeal.

The Amended Drawings

The amended drawing still proposes a new house and has exactly the same floor area, rear elevation and front garden layout. The only difference is that the front door has been moved to the other side of the bay window and the roof pitch increased to allow a more traditional hip detail. This does not overcome all the issues given above. This proposal would have a very detrimental effect on the character and appearance of the Area of Special Local Character and constitute a very damaging precedent. Moreover, it does not accord with HDAS.

RECOMMENDATION: Unacceptable in principle.

Highways Officer:

A revised layout plan has been provided that still only has 1 car parking space per dwelling (1 for existing and 1 for proposed) which does not meet the current planning policy and on that basis the application should be refused especially when the poor PTAL is considered. There is no secure covered cycle parking provided so if permission is to be granted this should be conditioned 1 space per dwelling (existing and proposed).

Access Officer:

Any grant of planning permission should include the following condition: The dwelling(s) would be required to be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015 REASON: To ensure an appropriate standard of housing stock in accordance with London Plan policy 3.8 c, is achieved and maintained.

Environmental Protection Unit:

No objection subject to control of environmental nuisance from construction work informative.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site lies within an established residential area, as such, there would be no objection in principle to the intensification of the residential use of the site, providing that it accords with all relevant planning policies.

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, or not, and its impact on adjoining occupiers.

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

The application site is located within the East & West Walk, Botwell Area of Special Local Character ASLC. The visual impact of the proposal is assessed in the section below.

7.04 Airport safeguarding

Not relevant to the consideration of this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'. In addition, Policy BE13 of the Hillingdon Local Plan (November 2012) acknowledges that 'development will not be permitted if the layout and appearance fail to harmonise with the existing street scene'. The emphasis placed on the impact of a development upon the character of the surrounding area is further stressed under Policy BE19 of the Hillingdon Local Plan (November 2012), which recognises that 'The Local Planning Authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area'. The application site also lies within the East & West Walk, Botwell ASLC. Policy BE5 of the Local Plan requires development to respect this special character.

Paragraph 4.14 of the Residential Layouts HDAS SPD specifies that developments should incorporate usable, attractively laid out and private garden space conveniently located in relation to the property or properties it serves. It should be of an appropriate size, having regard to the size of the dwelling and character of the area.

Paragraph 4.27 of the HDAS SPD gives advice that building lines within a new development should relate to the street pattern of the surroundings whilst the height of the development is best determined by reference to the proportions, siting and lines of surrounding buildings.

The application site comprises the front, side and rear garden area of an existing end terrace property situated on the North-Eastern side of West Walk with the rear boundaries of the rear gardens of semi-detached pair No 9 and 11 Crossway to the South East and occupies a prominent and attractive plot with an open view at the attractive flank wall with the main entrance and catslide on the gable. The dwellings in this cul-de-sac comprise similar houses arranged in pairs and fours with the 'catslide' roof feature and remains of the large front hedges.

The proposed two storey, 2-bed dwelling as amended would be attached to the end terrace property No 28 and would be marginally narrower than No 28 but would have the same depth and height as the host building as extended. The host building would be extended to the rear by 3 m at the ground floor level and by 1.6 m at the first floor level (leaving a gap of 2.35 m from the shared boundary). The main roof would be hipped with an increased roof pitch to allow a more traditional hip detail. The roof above the single storey rear extension/rear projection of the new dwelling would be mono-pitched, 3.4 m high and the pitched roof above first floor rear extension/first floor rear projection would have the ridge marginally lower than the ridge of the original house. The large exposed flank wall would be inanimate and overbearing. The side elevation of the proposed attached dwelling would abut the shared boundary, leaving a gap of 0.1 m only.

The Council requires all residential extensions and buildings of two or more storeys in height to be set back a minimum of 1 metre from the side boundary of the property for the full height of the building.

The side entrance of the host building would be replaced to the front elevation; the front door of the proposed dwelling has been moved to the other side of the bay window. As such the front elevation of both dwellings would be almost identical. This proposal is unacceptable in principle as it would have a very detrimental effect on the character and appearance of the Area of Special Local Character and constitute a very damaging precedent. This proposal at No. 28 would involve building another unit to the terrace, which would be narrower and thus poorly proportioned, would disproportionately and adversely affect the host building, closing the gap at the end of the terrace, and destroying the rhythm and layout of the terrace and thus the pattern of the area as a whole, demonstrating an intrusive and overbearing appearance, especially observed from the side. In addition, the proposal would necessitate the removal of the whole of the large front hedge and the paving over of almost all of the front garden for parking. Terraces of five are not part of the make-up of this area and the lack of chimney, side entrance and gap between house and boundary would accentuate this. The existing house and the new house would have a two storey rear extension, the design of which would be quite at odds with the character of the house.

The proposed attached dwelling would make the host building unduly prominent in the street scene, given its position on the side elevation, When viewed from the South East (junction with Crossway), the proposed dwelling would be seen in the context of the other dwellings on West Walk. The proposed dwelling would occupy the full width of the plot. By reason of the increased height and bulk, proximity to the hedge/fence on the common boundary of pair of semi within corner location, it would have a prominent and cramped appearance that would be at odds with the more spacious setting and open character of the development on West Walk.

It was noticed that No.25, at the other end of the terrace was extended with a two storey side extension some time ago in 2005. This is an unattractive extension, although it was permitted in the context of an existing single storey side extension, and its position adjacent to another terrace.

Therefore, it is considered that the proposed attached dwelling would be harmful to the character and appearance of the existing building and the Area of Special Local Character. As a result, the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.4 of the London Plan (2016) and the Council's adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

7.08 Impact on neighbours

Policies BE20, BE21 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) give advice that buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them, and the amenities of existing houses are safeguarded.

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

the surrounding buildings, as well as protecting both parties privacy.

The Council's adopted HDAS SPD: Residential Layouts (July 2006) specifies in paragraph 4.9 that where a two or more storey building abuts a property or its garden, a minimum acceptable distance of 15 m should be maintained, so as to overcome possible over-domination, overbearing and overshadowing. Paragraph 4.11 of the HDAS SPD specifies that the Council's 45 degree principle will be applied and is designed to ensure that adequate daylight and sunlight is enjoyed in new and existing dwellings. The principle involves drawing a line from the mid-point of an existing/new habitable room window that is potentially affected by a new dwelling at an angle of 45 degrees towards the new building. Paragraph 4.12 of the HDAS SPD specifies that new residential development should be designed so as to ensure adequate privacy for its occupants and that of the adjoining residential property. It gives advice that the distance should not be less than 21 m between facing habitable room windows.

With regard to the proposal it is considered that it would not cause an unacceptable loss of light or outlook to adjoining occupiers. Whilst the proposed two storey dwelling abutting the shared boundary would increase the proximity, it is not considered that any material loss of amenity would arise to adjoining occupiers. The proposal therefore would accord with policies BE20, and BE21 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

With regard to any loss of privacy, the proposed flank wall would be inanimate and the rear elevation would be within a considerable distance from the properties to the rear and would not result in any additional overlooking. Therefore, the proposal is considered to comply with Policy BE24 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

The submitted plans do not include any details of noise insulation. If the scheme were considered acceptable in all other respects it is considered that it would be appropriate to secure details of noise insulation by way of condition to ensure that the proposal would not have an unacceptable impact upon the occupants of the existing dwelling in terms of noise and disturbance.

7.09 Living conditions for future occupiers

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London has adopted the new national technical standards through a minor alteration to The London Plan.

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. For a 2 bed dwelling (4 persons) a floor area of 79 sq m would be required. The proposed plans indicate a floor area of 79 sq m which would satisfy the requirement. Therefore adequate space would be provided to meet the London Plan and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) space requirements.

It is considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light, and therefore comply with the SPD: New Residential Layouts:

Section 4.9.

The Hillingdon Design and Accessibility Statement Residential Layouts, requires the provision of adequate private amenity space, which for a 2 bed property would be a minimum of 60 sq.m. Both the existing and proposed dwellings would be provided with amenity space in excess of this and the proposal therefore complies with policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

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

West Walk is an existing local narrow road in the Council Road Network. The site has a PTAL value of 2 which suggests there will be a strong reliance on private cars for trip making to and from the site. The site has an existing driveway but no vehicular crossover provided. There is high parking stress in the area as not all properties have off-street car parking. The proposal would require 3 off-street car parking spaces in order to adhere to Planning Policy given the poor PTAL value.

A revised layout plan shows only 1 car parking space per dwelling (1 for existing and 1 for proposed) which does not meet the current planning policy, especially when the poor PTAL is considered. Considering the very limited amount of on-street parking available and the demand for this type of facility, it is considered that the proposals would be likely to result in increased parking stress and illegal/indiscriminate parking to the detriment of highway safety. The proposal is therefore contrary to policies AM7 and AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

The issues are addressed in the sections above.

7.12 Disabled access

No issues are raised in terms of accessibility.

7.19 Comments on Public Consultations

The comments are addressed in the sections above.

7.20 Planning obligations

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.

Therefore the Hillingdon & Mayoral CIL Charges for the proposed development of 103.8 sq metres of additional floorspace are presently calculated as follows:

Hillingdon CIL = £8,889.12

London Mayoral CIL = £3,480.54

Total = £12,369.66

7.22 Other Issues

No other issues raised.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

Members should also consider whether a planning decision would affect human rights, in

particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The application seeks planning permission for the erection of two storey, 2-bed, attached dwelling with associated parking and amenity space and part two storey, part single storey rear extension to existing dwelling and installation of crossover to front.

The proposal would involve building another unit to the terrace, closing the gap at the end of the terrace, destroying the rhythm and layout of the terrace and thus the pattern of the area as a whole, necessitate the relocation of the flank wall door to the front and necessitate the removal of the whole of the large front hedge. Since the terraces of five are not part of the make-up of this area and the lack of chimney, side entrance and gap between house and boundary would accentuate this. What is more, the existing house and the new house would have a two storey rear extension, the design of which would be quite at odds with the character of the house. It is considered that the proposed development would be unwelcome addition which will attract the eye and detract from the hierarchy of architecture hereabouts to the detriment of the character and appearance of the existing building and the Area of Special Local Character. Furthermore the proposal has not demonstrated that sufficient off street parking/manoeuvring/access arrangements would be provided, and therefore the development is considered to result in substandard car parking provision to the Council's approved car parking standard, leading to on-street parking/queuing to the detriment of public and highway safety.

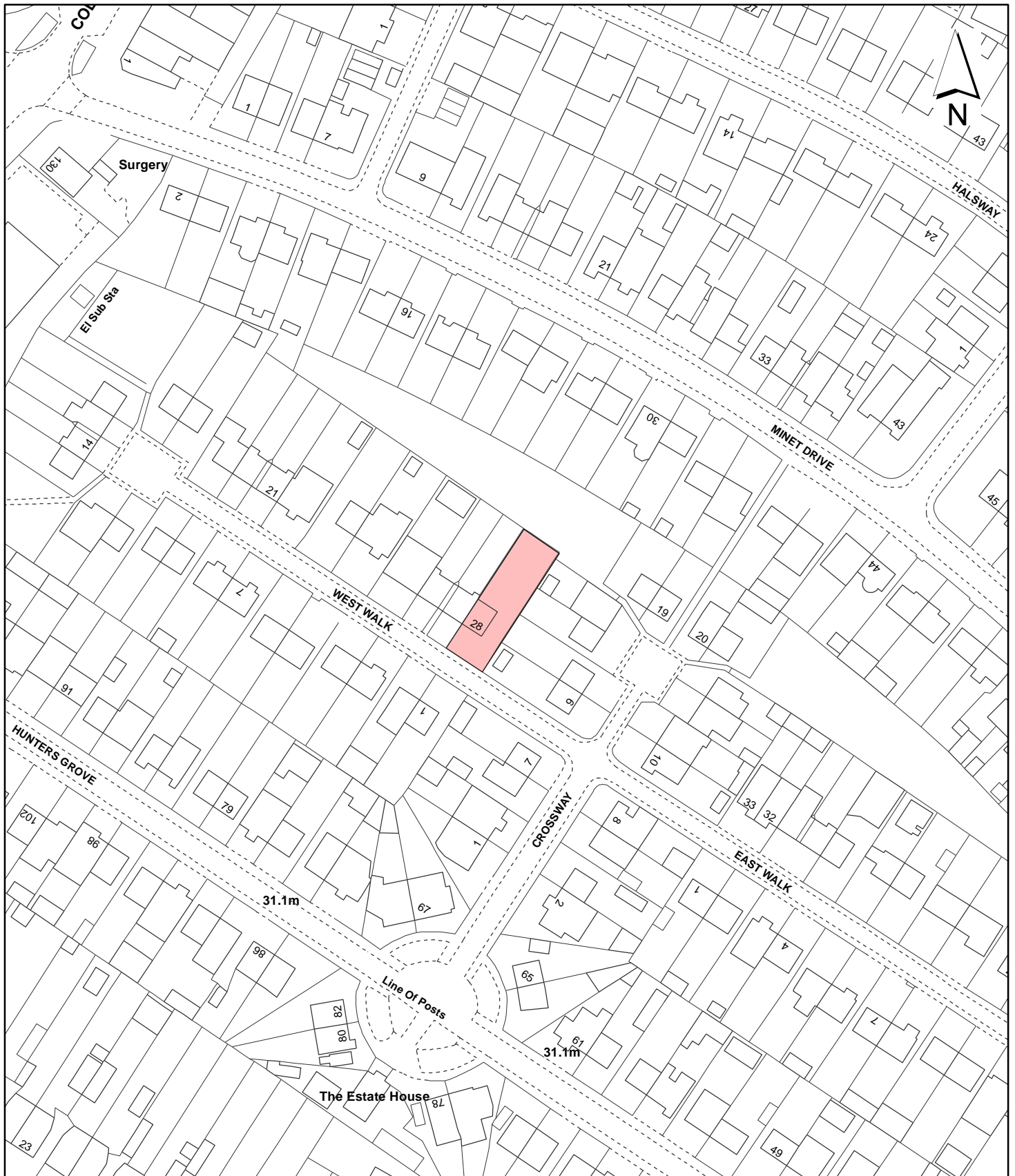
The application is thus recommended for refusal.



11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
The Housing Standards Minor Alterations to The London Plan (March 2016)
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)
Technical Housing Standards - Nationally Described Space Standard
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: Maria Tomalova

Telephone No: 01895250320



<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>Land Forming Part of 28 and 28 West Walk, 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>71945/APP/2017/3032</p>	<p>Scale</p> <p>1:1,250</p>	 <p>HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p>Central and South</p>	<p>Date</p> <p>February 2018</p>	