

Report of the Head of Planning, Sport and Green Spaces

Address 12 CHERRY ORCHARD WEST DRAYTON

Development: Conversion of dwelling into 3 x 1-bed self-contained flats involving part two storey, part single storey rear extension, single storey front extension and extension to existing vehicular crossover to front with associated parking and communal garden.

LBH Ref Nos: 28519/APP/2017/3254

Drawing Nos: 3019-06 A
3019-01
Location Plan

Date Plans Received: 06/09/2017

Date(s) of Amendment(s): 06/09/0017

Date Application Valid: 28/09/2017

1. SUMMARY

The application seeks full planning permission for the conversion of the dwelling into 3 x 1-bed self-contained flats involving part two storey, part single storey rear extension, single storey front extension and extension to existing vehicular crossover to front with associated parking and communal garden.

The application site currently benefits from planning permissions for a single storey rear and single storey front extensions which were both granted in August 2016 (App. Nos. 28519/APP/2016/2327 and 2344 refer). The site is also subject to an extant permission for the conversion of the dwelling into 1 x 2 bed and 1 x 1 bed self contained flats involving single storey rear extension and single storey front extension with associated parking and communal garden. (28519/APP/2017/1443).

Externally the material change from the previously permitted conversion scheme is the addition of a part two-storey rear extension.

The proposed scheme would provide an appropriate level of accommodation which satisfies all relevant standards and, subject to imposition of appropriate conditions, no adverse amenity issues arise for neighbours. Car parking complies with the relevant standard and the development, although it introduces a crown roof, this was also a feature of the extant permission and, on balance, it is considered that this would not be harmful to the character of the dwelling or the wider area.

It is recommended that planning permission be granted.

The application is called in for consideration by the Committee at the request of a Ward Councillor and there is also a petitions of more than 20 signatures submitted.

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 3019-06 A 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 (March 2016).

3 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 RES13 Obscure Glazing

The side windows facing Nos 10 and 14 Cherry Orchard shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking of the proposed ground floor flat in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 HO5 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 facing Nos 10 and 14 Cherry Orchard.

REASON

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

6 HO7 No roof gardens

Access to the flat roof over the ground floor extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the

Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 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 Means of enclosure/boundary treatments

2.b Hard Surfacing Materials

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015).

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 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.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
H7	Conversion of residential properties into a number of units
OE1	Protection of the character and amenities of surrounding properties and the local area
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 3.8	(2016) Housing Choice
NPPF	National Planning Policy Framework
NPPF6	NPPF - Delivering a wide choice of high quality homes

4 I47 **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 I15 **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 comprises a two storey detached dwelling situated on the South side of Cherry Orchard, West Drayton. The property is constructed from a yellow brick and characterised by a hipped roof with a two storey bay window feature and recessed porch. The house also benefits from an integral garage and is set well back from the adjacent highway to accommodate a large front garden which has been fully covered in hardstanding.

The surrounding area is residential in character with the houses along Cherry Orchard made up of semi-detached and detached houses that are set back from the adjacent highway to accommodate large front gardens. The West Drayton High Street is also situated within close proximity.

The site falls within the developed area as identified in the The site is situated within a developed area as identified in the policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The proposal involves conversion of dwelling into 3 x 1-bed self-contained flats involving part two storey, part single storey rear extension, single storey front extension and extension to existing vehicular crossover to front with associated parking and communal garden. Bin storage is provided in a store to the front and covered cycle storage to the rear

3.3 Relevant Planning History

28519/80/0700 12 Cherry Orchard West Drayton
Householder development - residential extension(P)

Decision: 09-05-1980 Approved

28519/APP/2016/2327 12 Cherry Orchard West Drayton

Single storey rear extension

Decision: 16-08-2016 Approved

28519/APP/2016/2344 12 Cherry Orchard West Drayton

Single storey front extension and conversion of storage area to habitable use

Decision: 16-08-2016 Approved

28519/APP/2017/1443 12 Cherry Orchard West Drayton

Conversion of dwelling into 1 x 2-bed and 1 x 1-bed self-contained flats involving single storey rear extension and single storey front extension with associated parking and communal garden.

Decision: 23-06-2017 Approved

Comment on Relevant Planning History

28519/APP/2016/2344: Single storey front extension and conversion of storage area to habitable use - Approved.

28519/APP/2016/2327: Single storey rear extension - Approved.

28519/80/0700: Householder Extension - Approved.

28519/APP/2017/1443: Conversion of dwelling into 1 x 2-bed and 1 x 1-bed self-contained flats involving single storey rear extension and single storey front extension with associated parking and communal garden. - Approved.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
H7	Conversion of residential properties into a number of units
OE1	Protection of the character and amenities of surrounding properties and the local area
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 3.8	(2016) Housing Choice
NPPF	National Planning Policy Framework
NPPF6	NPPF - Delivering a wide choice of high quality homes

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 02/10/2017 and a site notice was displayed on 06/10/2017. By the end of the consultation period 8 objections and a petition from the Cherry Orchard Residents Association were received raising the following issues:

- (1) Flats are out of keeping with the area.
- (2) The proposal will result in the loss of a family home which is contrary to local planning policy.
- (3) The proposal raises highway safety issues.
- (4) Insufficient parking for the development.
- (5) Loss of sunlight and daylight to adjoining dwelling.
- (6) Increased noise as a result of intensity of the development.
- (7) Too high density.
- (8) The front porch is excessive and visually intrusive in the street scene.
- (8) Increased refuse generation and possible vermin infestation.

Officers comments: The planning issues raised are considered throughout the report.

Internal Consultees

Trees and Landscape Officer:

This site is occupied by a detached house on the South side of Cherry Orchard. At present the

whole front garden has been paved over providing off-street parking for four or five cars. There are no tree landscape constraints associated with this site. This site has been the subject of several recent applications including app.ref. 2017/1443, which was approved. No trees will be affected by the proposal. the proposed layout includes reducing some of the hard surfacing to the front in favour of providing soft landscape enhancement. Similarly the rear garden will be set out as a communal amenity area for the benefit of residents.

RECOMMENDATION: No objection subject to conditions RES9 (parts 1, 2, 4, 5 and 6).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The NPPF has a requirement to encourage the effective use of land by re-using land. The proposed site is located within the developed area as identified in the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012). The Supplementary Planning Document (SPD) HDAS: Residential Layouts, at paragraph 3.5 states that the conversion of single dwellings into more dwellings can enable more effective use of sites to be achieved. However this type of development must seek to enhance the local character of the area. The conversion of houses into flats is unlikely to achieve a satisfactory environment where properties have a floorspace of less than 120 sq m. The redevelopment of more than 10% of properties on a residential street is unlikely to be acceptable, including the houses which have been converted into flats or other forms of housing.

The above document in conjunction with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), seeks to protect the impacts of flatted development on the character and amenity of established residential areas. Cherry Orchard comprises of a cul-de-sac with 36 dwellings, with no previous history of house to flat conversions, with Nos. 20/22 and 53/55 comprising of an original pair of semi-detached maisonettes. The proposed conversion would therefore be well under the 10% threshold. The principle of the conversion is therefore acceptable. Whilst noting the objection by the residents association and others to the loss of a large family dwelling, it is important to stress that the principle has been further accepted by the recent and extant permission for conversion of the property to 2 flats.

7.02 Density of the proposed development

The London Plan (2016) considers achieving optimal site density to be vital to delivering housing supply. Site optimisation is outlined in policy 3.4 of The London Plan which states that "taking into account local context and character, the design principles in Chapter 7 (of the The London Plan) and public transport capacity, development should optimise housing output for different types of location within the relevant density range shown in Table 3.2 (site density). Development proposals which compromise this policy should be resisted".

Supporting text to the Plan goes on to say that making best use of development opportunities is a key theme of the Plan providing that proper account must be taken of the range of factors which have to be addressed to "optimise," rather than simply maximise, housing potential", good design to public transport capacity and local context and character are important factors. With regard to small sites, the Plan states that they "have specific opportunities and constraints with regards to density" and that special attention should be given to context and the surrounding urban environment.

Policy 3.5 of The London Plan, requires housing developments to be of the "..highest quality internally, externally in relation to their context, and to the wider environment, taking account of strategic policies in this Plan to protect and enhance London's residential environment and attractiveness as a place to live."

Policy BE1 of the Local Plan: Part 2 - Strategic Policies (November 2012) advises that new development, in addition to achieving a high quality of design, should enhance the local distinctiveness of the area, contribute to community cohesion and sense of place and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties.

National Planning Policy Framework states there is a presumption in favour of sustainable development which is described for decision taking as "approving development proposals which accords with the development plan".

It is considered that the redevelopment of this site is supported by the policies within The London Plan in that it would contribute to housing choice and the diversification of housing supply within the borough. Residential streets and neighbourhoods within the vicinity of the site comprise mostly low density two storey housing within residential neighbourhoods. However, the wider vicinity comprises other housing types including apartments, a mix of conversion and renovation as well as purpose built flats. Given the wide range of development within the area, it is considered that the local context is conducive to a form of development of a higher density than at present.

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

The site is not within the Green Belt.

7.07 Impact on the character & appearance of the area

Policy BE15 of the Hillingdon Local Plan Part two (Saved UDP Policies) requires alterations and extensions to existing buildings to harmonise with the scale, form and architectural composition of the original building. Policy BE13 requires the layout and appearance of extensions to harmonise with the existing street scene and Policy BE19 ensures any new development complements or improves the amenity and character of the area.

The Council's Adopted SPD the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) or HDAS, contains design guidance (below) for all types of extensions.

Paragraph 3.0 Single Storey Rear Extensions states extensions up to 4 m in depth will be acceptable to detached houses, with the use of a flat roof which must not exceed 3 m at its highest point.

Paragraph 6.4 of the HDAS states that the depth of a two-storey rear extension on a detached dwelling should be a maximum of 4 metres. The proposed two-storey element of the extension would be 3 metres depth which accords with guidance.

Paragraph 6.6 states that the height of a two-storey extension should not normally exceed the height of the existing building. The new roof should appear subordinate to the original roof and so should be at least 0.5 metres lower than the original roof. The proposed two storey rear extension would be to the same height as but would not exceed the height of the original roof. The height of the rear extension would not be apparent from the street. The dwelling is also lower than both its immediate neighbours. As such, it is not considered that the two-storey extension would harm the character of the area.

The proposed single storey rear extension is a minor element of the proposals. It would extend the full width of the original rear wall and would be characterised by a flat roof with a maximum height of 3 m. There is a large crown roof included as part of the development but ,on balance and given the extant permission for a crown roof, the proposals are not considered to cause sufficient harm to visual amenity to warrant refusal.

The proposed extension by reason of its size, scale, height and single storey composition is considered to be a subordinate addition to the main dwelling, and as it would project beyond the original rear wall of the host property would also have a negligible impact upon the visual amenities of the street scene.

Section 8.0 Front Extensions, Porches and Bay Windows states front extensions are eye catching and change the face of the building. They do not only affect the character and appearance of the building itself but also the street scene. Porches should appear subordinate in scale and form, must not extend past the line of any bay window and in the case of being combined with a garage conversion they may be integrated with a forward extension of the garage not exceeding 1.0 m.

The proposed single storey front extension would comprise a porch and integrated conversion of the storage area to project 650 mm beyond the front elevation and measure level with the line of the original bay window feature. The front extension would be erected parallel with the original North-West building line and by reason of its size, scale and height would be a proportionate addition to the principal elevation of the host dwelling. Furthermore, due to the sufficient set back distance of the host dwelling from the front boundary, the proposed extension would not appear cramped and would satisfactorily integrate with the character and appearance of the host dwelling and the visual amenities of the street scene and surrounding area.

No trees will be affected by the proposal. the proposed layout includes reducing some of the hard surfacing to the front in favour of providing soft landscape enhancement to deliver 25 % of the frontage area as soft landscape. The proposed bin store is a small ancillary structure with limited visual impact. The rear amenity space is generally provided through a communal garden. Therefore the appearance, when viewed from adjoining properties, will be characteristic of the local area.

The proposed extensions are therefore considered to comply with the objectives set out in Policies BE13, BE15 and BE19 The Hillingdon Local Plan:Part Two - Saved UDP Policies (November 2012) and the HDAS Supplementary Planning Document.

7.08 Impact on neighbours

Policy BE20 requires any new development to be laid out so as to protect the daylight and sunlight levels of existing houses. Policy BE21 requires new extensions by virtue of their siting, bulk and proximity to not result in a significant loss of residential amenity to neighbouring properties and Policy BE24 should protect the privacy of the occupiers and their neighbours.

The application site adjoins Nos. 10 and 14 Cherry Orchard which are also two-storey detached dwelling. The adjoining neighbour to the North West at No. 10 has a detached garage which projects approximately 4 m beyond its rear elevation as well as the application dwelling. It is therefore considered that as the proposed 3.9 m deep single storey part of the rear extension would roughly align with the rear of the garage and the 3.0 metre deep second storey would be set in from this, that it would not appear over-bearing or result in over-shadowing of No.10.

The adjoining neighbours at No. 14 do not have any rear extension, however as the proposed extension would accord with the guidelines set out within the HDAS SPG for residential extensions to detached dwellings, the extension is considered not to result in a detrimental impact upon the residential amenities of the adjoining occupiers by reason of material loss of light, overbearing impact or loss of privacy.

It is considered the proposed extensions, by reason of their modest size, scale and location would not have a detrimental impact upon the residential amenities and light levels of the adjoining neighbours. The outlook from the main new windows would be to the front and rear and would not result in a loss of privacy to neighbouring properties. The new and existing ground floor flank windows would face existing boundary structures/side boundary fencing but these would need to be obscure glazed to safeguard the privacy of the ground floor flat with the shared use of side passageways.

The property would remain as providing a total of 3 bedrooms (although a study is proposed for each of the flats, at 6.7 sq.m and 4.8 sq.m, these are too small to provide an adequate sized single bedroom). It is considered that the number of residents within the self contained flats would be no more than if a single family were to occupy the dwelling and therefore there should be no more impact on neighbouring occupiers than what would reasonably be expected from a family of a similar size. On balance it is considered that the conversion of the dwelling would not have an undue impact on existing residential amenity.

The proposal would therefore comply with Policies OE1, BE20, BE21 and BE24 of the Hillingdon Local Plan Part Two: Saved UDP Policies.

One objector raised issues associated with potential noise generation and possible vermin infestation. Whilst noise can be a planning issue, this is a detached dwelling and the overall intensity of the development is low. Any significant noise or vermin issues would be subject to Environmental Health as opposed to planning law. Refuse bins will be kept in a secure enclosure.

7.09 Living conditions for future occupiers

The London Plan 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 Housing Standards Minor Alterations to the London Plan March 2016 requires a single storey 1 bed flat for 2 people should benefit from a gross internal floor area of 50 square metres.

The proposed layout has an internal floor area of 57.22 square metres for Flat 1 at ground floor level. The proposed floor plan shows one double bedroom measuring in excess of 11.5 square metres and with a reasonable level of outlook to front and rear. The proposed internal layout is therefore deemed sufficient to provide a satisfactory living environment for its future occupiers.

Flat 2 (1 bed 2 person) would measure 58.67 square metres and would benefit from 1 double bedroom measuring in excess of 11.5 square metres and would benefit from a reasonable source of outlook via the front facing windows. The proposed internal layout is considered sufficient in regards to floor area and adequate outlook to provide a satisfactory living environment for its future occupiers.

Flat 3 (1 bed 2 person) would measure 55.68 square metres and would benefit from a double bedroom in excess of 11.5 square metres. It would have a reasonable level of

outlook from both front and rear facing windows. It is considered that the unit would have an adequate outlook and source of natural light.

Therefore it is considered that the proposal complies with the SPD: Residential Layouts: Section 4.9 and 4.12.

Policy BE23 requires amenity space provision commensurate with the size of the dwelling proposed. A 1 bed flat would require a total amenity space of 25 square metres, however in this case, the ground floor flat would have a private amenity area at the rear of approx. 20 sq.m and the flats would benefit from a shared communal living area measuring a maximum of 77 square metres. The Hillingdon SPD Residential Layouts Design Guide states communal areas should be used solely by the residents of the flats they serve and secured against unauthorised access. The rear garden would require access via a side gate which remains in place. The total amenity space exceeds minimum standards and is considered to be acceptable.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The development provides 3 parking spaces for 3 no 1 bed flats, it is therefore policy compliant. Sometimes there are concerns that in such cases that all 3 vehicles cannot get into or out of a site independently, but in this case there is an existing cross-over which will be widened. Due to the level of hard-standing proposed there will not be any conflict between users and cars can access and exit independently. The proposed widening of the crossover will remove one on-street car parking space. However, this arrangement is as per the extant permission for conversion to two flats.

7.11 Urban design, access and security

These issues are discussed throughout the report.

7.12 Disabled access

The Access Officer has no objections.

7.13 Provision of affordable & special needs housing

Not applicable

7.14 Trees, landscaping and Ecology

This site is occupied by a detached house on the South side of Cherry Orchard. At present the whole front garden has been paved over providing off-street parking for four or five cars. There are no tree landscape constraints associated with this site. This site has been the subject of several recent applications including app.ref. 2017/1443, which was approved. No trees will be affected by the proposal. the proposed layout includes reducing some of the hard surfacing to the front in favour of providing soft landscape enhancement to deliver 25 %. Similarly the rear garden will be set out as a communal amenity area for the benefit of residents.

7.15 Sustainable waste management

Not applicable.

7.16 Renewable energy / Sustainability

Not applicable.

7.17 Flooding or Drainage Issues

Not applicable.

7.18 Noise or Air Quality Issues

Not applicable.

7.19 Comments on Public Consultations

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.

The proposal produces a net increase of 39.2 square metres. The applicant has claimed a self-build exemption. In the absence of this the proposal presently calculated would attract a CIL Liability of:

Hillingdon CIL £4,893.10

Mayoral CIL £1,915.90

Total CIL £6,809.00

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The

obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

None.

10. CONCLUSION

The application seeks full planning permission for the conversion of the dwelling into 3 x 1-bed self-contained flats involving part two storey, part single storey rear extension, single storey front extension and extension to existing vehicular crossover to front with associated parking and communal garden.

The application site currently benefits from planning permissions for a single storey rear and single storey front extensions which were both granted in August 2016 (App. Nos. 28519/APP/2016/2327 and 2344 refer). The site is also subject to an extant permission for the conversion of the dwelling into 1 x 2 bed and 1 x 1 bed self contained flats involving single storey rear extension and single storey front extension with associated parking and communal garden. (28519/APP/2017/1443).

The proposed scheme would provide an appropriate standard of accommodation which satisfies all relevant standards. It is considered that no adverse issues arise in terms of impact on the character of the dwelling and the wider local area. No adverse amenity issues arise. It is recommended that planning permission be conditionally granted.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

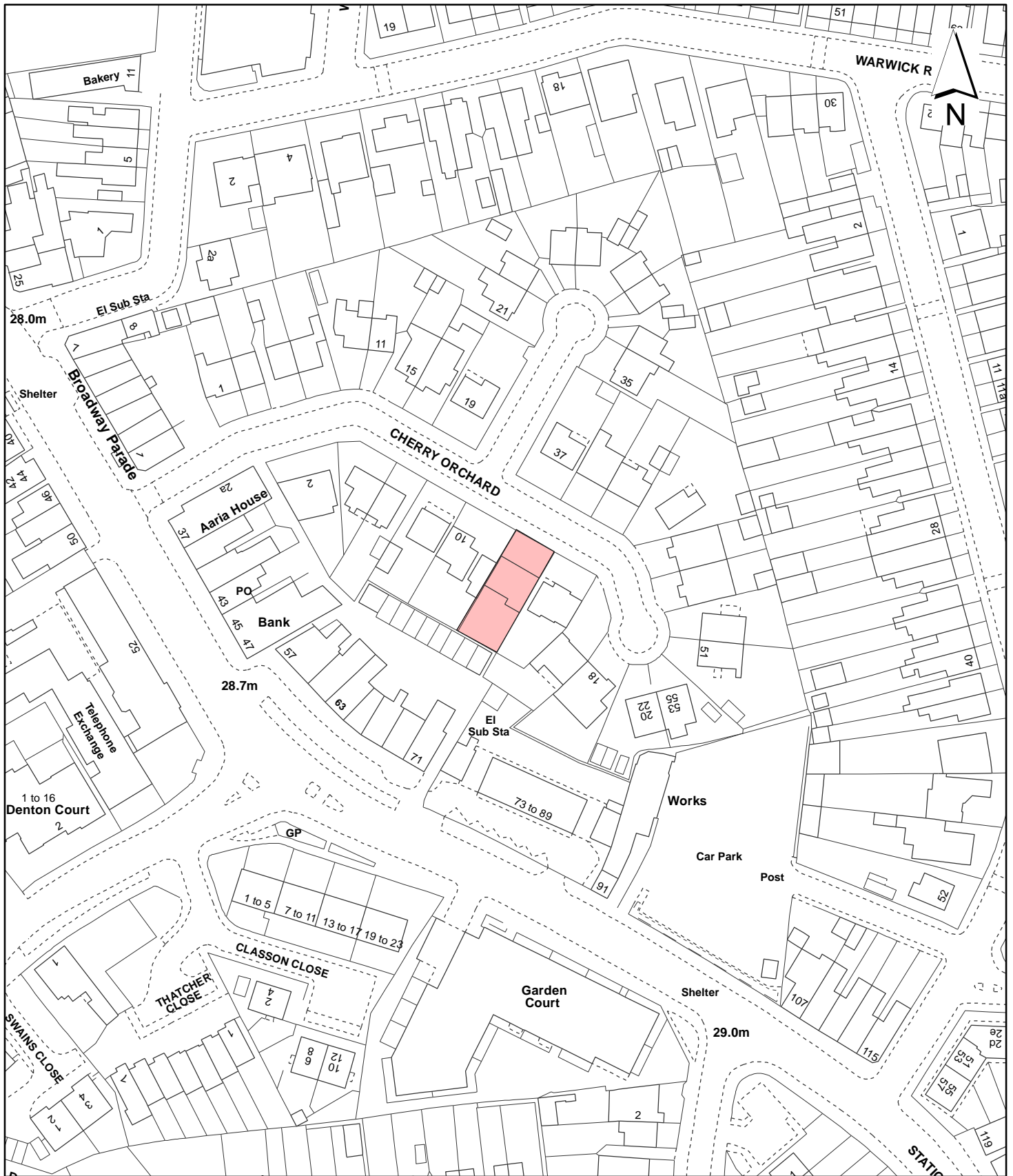
The London Plan (2016)

The Housing Standards Minor Alterations to The London Plan (March 2016)


Mayor of London's adopted Supplementary Planning Guidance - Housing (November 2012)
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Cris Lancaster

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**12 Cherry Orchard
West Drayton**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:
28519/APP/2017/3254

Scale
1:1,250

Planning Committee
Central and South

Date
**March
2018**



HILLINGDON
LONDON